

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

July 14, 1993

Mr. & Mrs. C. Dennis Webster
6 Scotts Moore Court
Phoenix, MD 21131

RE: Case No. 93-447-A, Item No. 452
Petitioner: C. Dennis Webster
Sally H. Webster, et al
Petition for Variance

Dear Mr. and Mrs. Webster:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e., Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on June 15, 1993, and a hearing was scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.

Zoning Plans Advisory Committee Comments
Date: July 14, 1993
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2) Anyone using this system should be fully aware that they are responsible for the accuracy and completeness of any such petition. All petitions filed in this manner will be reviewed and commented on by Zoning personnel prior to the hearing. In the event that the petition has not been filed correctly, there is always a possibility that another hearing will be required or the Zoning Commissioner will deny the petition due to errors or incompleteness.

3) Attorneys, engineers and applicants who make appointments to file petitions on a regular basis and fail to keep the appointment without a 72 hour notice will be required to submit the appropriate filing fee at the time future appointments are made. Failure to keep these appointments without proper advance notice, i.e. 72 hours, will result in the forfeiture loss of the filing fee.

If you have any questions concerning the enclosed comments, please feel free to contact Helene Kehring in the Zoning Office at 887-3391 or the commenting agency.

Very truly yours,
W. Carl Richards, Jr.
W. Carl Richards, Jr.
Zoning Coordinator

WCR:hek
Enclosures
c: Mr. Geoffrey C. Schultz
c/o McKee & Associates, Inc.
5 Shawan Road
Hunt Valley, MD 21030

Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

Ms. Helene Kehring
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No: 452 (RT)

Dear Ms. Kehring:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,
Bob Small
for John Contestabile, Chief
Engineering Access Permits
Division

My telephone number is _____
Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free
707 North Calvert St., Baltimore, Maryland 21203-0717

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: July 1, 1993

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):
Item Nos. 449, 451, 452, 463, 464, 465, 486, 469 and 472.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by: *Jeffrey M. Long*
Division Chief: *Carol L. Keller*
PK/JL:lw

449, 2AC/ZAC1

BALTIMORE COUNTY, MARYLAND
Inter-Office Correspondence

TO: Zoning Advisory Committee
FROM: Captain Jerry Pfeifer
SUBJECT: July 06, 1993 Meeting

DATE: June 28, 1993

#450 No Comments
#451 No Comments
#452 No Comments
#453 No Comments
#454 No Comments
#455 No Comments
#457 No Comments
#458 No Comments
#459 Building shall be in compliance with 1991 Life Safety Code
#460 No Comments
#461 No Comments

RECEIVED
JUL 26 1993
ZADM

Baltimore County Government
Zoning Commission
Office of Planning and Zoning

Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

April 11, 1994

Mr. Geoffrey C. Schultz
c/o McKee & Associates, Inc.
5 Shawan Road
Hunt Valley, Maryland 21131

RE: PETITION FOR VARIANCE
W/S Scotts Moore Court, 252' N of the c/l of Highland Ridge Drive
(4 Scotts Moore Court)
10th Election District - 3rd Councilmanic District
C. Dennis Webster, et al - Petitioners
Case No. 93-447-A

Dear Mr. Schultz:

You may recall some time ago that after the public hearing held in the above-captioned matter, you advised this office by telephone that the property owners wished to withdraw their request for variance. It was apparent at that time that due to site constraints associated with the subject property and opposition to the proposed development by an adjoining property owner, the Petitioners had decided to withdraw their request. As of this date, we have not received a written request for withdrawal from either you or Mr. & Mrs. Webster.

In order that we may properly close our files in this matter, it would be appreciated if you would notify this office in writing of your desire to withdraw the request within ten (10) days of the date of this letter. Upon receipt of your written request for withdrawal, we will issue an Order of Dismissal in the above-captioned matter.

Your attention to this matter will be greatly appreciated.

Very truly yours,
Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs
cc: Mr. & Mrs. C. Dennis Webster
6 Scotts Moore Court, Phoenix, Md. 21131
People's Counsel
File

RE: PETITION FOR VARIANCE
4 Scotts Moore Court, W/S
Scotts Moore Ct., 252' N
of C/L Highland Ridge Dr.
10th Election District
3rd Councilmanic District
C. DENNIS WEBSTER, et ux,
Petitioners

: BEFORE THE ZONING COMMISSIONER
: OF BALTIMORE COUNTY
: Case No. 93-447-A
: : : : :
: : : : :
ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman
Peter Max Zimmerman
People's Counsel for Baltimore County
Carole S. Demilio
Carole S. Demilio
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, Maryland 21204
(410) 887-2188

I HEREBY CERTIFY that on this 13th day of July, 1993,
a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs.
C. Dennis Webster, 6 Scotts Moore Ct., Phoenix, MD 21131, Petitioners;
and Alex T. Brodowski and Kathleen M. Brodowski, Contract Purchasers,
11 Harvest Lane, Tinton Falls, N.J. 07724.

Peter Max Zimmerman
Peter Max Zimmerman

RECEIVED
JUL 13 1993
ZADM

July 26, 1993

Commissioner Timothy Kotroco
Baltimore County Court House
Towson, MD

Dear Commissioner,

This is to inform you and Baltimore County that we are officially opposing the zoning variance for the property owned by Sally and Dennis Webster on Scotts Moore Court in Phoenix, Md. which you reviewed and tentatively approved on Tuesday, July 20, 1993.

We have owned the home at 2 Scotts Moore Court which is adjacent to the property in question, since April, 1981. In addition to our opposition, the Highlands of Hunt Valley Homeowners Association and our neighbor at 1 Scotts Moore Court, Lee Blewitt, are also opposed to this variance.

We believe the placement of a home on the lot as currently configured would not be in our best interests as long term home owners in Baltimore County. We believe that the zoning regulations are in place for all the right reasons and we followed them when we had our home built. We are not opposed to having a home on the property, in fact, we were delighted to know that such a fine young family would be our neighbors. But to have to squeeze their home on this 1.1 acre lot because the sewer drainage requires an easement that dissects the lot, is a serious problem. In effect, they are building on a half acre lot and in order to do that they require substantial variance relief on both sides of the property.

We would be happy to entertain suggestions on how this can be remedied and thus remove our concerns. Please inform us of the steps required beyond this letter of opposition.

Regards,

Claudia and Ken Miller
Homeowners
2 Scotts Moore Court
Phoenix, MD 21131

RECEIVED
JUL 28 1993
ZONING COMMISSIONER

